



**CHRIS CHRISTIE**  
Governor

**KIM GUADAGNO**  
Lt. Governor

## *New Jersey Office of the Attorney General*

Division of Consumer Affairs  
State Real Estate Appraisers Board  
124 Halsey Street, 3<sup>rd</sup> Floor, Newark, NJ 07102



**JOHN J. HOFFMAN**  
Acting Attorney General

**STEVE C. LEE**  
Acting Director

**Mailing Address:**  
P.O. Box 45032  
Newark, NJ 07101  
(973) 504-6480

### A G E N D A

#### **PUBLIC SESSION**

#### **STATE OF REAL ESTATE APPRAISERS BOARD**

**FEBRUARY 24, 2015**

#### **I. CALL TO ORDER**

#### **II OPEN PUBLIC MEETING ACT**

#### **III APPROVAL OF MINUTES OF NOVEMBER 25, 2014**

#### **IV DIRECTOR'S REPORT**

\*\*\* There is one Investigative Inquiry scheduled for this meeting.

\*\*\* Regulatory Analyst, Rachel Glasgow will be joining the Board to discuss Rule adoptions and legislature.

#### **V EDUCATION COMMITTEE — Report by Board Member Palumbo**

#### **VI APPRAISAL FOUNDATION**

\*\*\* **Foundation News** - - - The Appraisal Foundation Appoints New Officers and Members to the Board of Trustees, Appraisal Standards Board, Appraiser Qualifications Board and Appraisal Practices Board. - - - see copy attached.

## VII RULES, ADOPTIONS and LEGISLATION

- \*\*\* Attached for consideration at this meeting is the **Draft Adoption Notice for the State Board of Real Estate Appraiser**. Regulatory Analyst, Rachel Glasgow will appear before the Board to discuss this matter further - - - see copy attached.
- \*\*\* **Assembly, No. 1456, State of New Jersey, 216<sup>th</sup> Legislature re:** “Requires taxpayer to provide certificate of merit setting forth estimated true value of certain property which is subject to count tax appeal” - - - see copy attached.
- \*\*\* **Assembly, No. 3351, State of New Jersey, 216<sup>th</sup> Legislature re:** “Requires taxpayer appealing assessment of real property assessed at more than \$1 million to file an appraisal within 90 days of filing the appeal” - - - see copy attached.

## VIII DISCIPLINARY ACTIONS TAKEN

- \*\*\* **IMO - ANDREA SENATORE** - Consent Order Filed November 25, 2014 imposing:
  - \*\*\* Formal Reprimand
  - \*\*\* \$1,000.00 Civil Penalty
  - \*\*\* \$232.50 in Costs
  - \*\*\* Successful completion of the 15 Hour Residential Market Analysis and Highest and Best Use Course
  - \*\*\* Successful completion of the 15 Hour Residential Report Writing and Case Studies Course
- \*\*\* **IMO - MARLIN COSME** - Final Order of Discipline Filed December 4, 2014 regarding Ms. Cosme’s Failure to cooperate with the Board’s request in a timely manner imposing:
  - \*\*\* \$1,000.00 Civil Penalty

\*\*\* **IMO - MARLIN COSME** - Provisional Order of Denial of Certification imposing:

\*\*\* Provisional denial of Ms. Cosme's application to be a State Certified Residential Real Estate Appraiser

\*\*\* Board will not entertain any application from Ms. Cosem for a minimum of three years from the date of filing the Final Order of Discipline.

\*\*\* **IMO - SCOTT C. SUTERA** - Final Order of Discipline Filed January 5, 2015 regarding the compliance with the continuing education imposing:

\*\*\* \$2,500.00 Civil Penalty

\*\*\* **IMO - ADAM J. WEBER** - Final Order of Discipline Filed January 5, 2015 regarding the compliance with the continuing education imposing:

\*\*\* \$750.00 Civil Penalty

\*\*\* **IMO - JOHNNY R. DAVID** - Final Order of Discipline Filed January 5, 2015 regarding the compliance with the continuing education imposing:

\*\*\* \$2,500.00 Civil Penalty

**IX OTHER**

**\*\*\* For discussion by the Board, the following Inquiry was made by a member of the Public through the Real Estate Appraisers Board website:**

“Just would like you to know that last week while I was taking comp photos I was greeted by a neighbor with a gun as to why I am taking photos of his friends house. Then just today, another person at the home I was suppose to photograph was outside with his dog and would not let me and he became verbal and aggressive. ARE COMP PHOTOS REALLY NECESSARY! I am tired of these type of instances. We have so many online and aerial views of the subject property, appraisers should not have to still be required to take these photos. Times have changed. Please email me back your thoughts. Also, the one appraisal was FHA and I could not get a photo of this particular house. I do not think I should get in trouble for this, but how can I prove it! Comp photos are a thing of the past and a waste of time in my opinion, now they are jeopardizing my well being. I do not like be greeted with a firearm and almost getting into a fight for a comp photo that looks exactly like the mls photo.”

**\*\*\* Attached, are the 2014 State Real Estate Appraiser Board statistics regarding the National Exam to become an Appraiser. - - - see copy attached.**

**\*\*\* Attached, are the National Uniform Licensing and Certification Examination Pass Rates for 2008 though 2014 - - - see copy attached.**

**\*\*\* FAQ’s regarding the Supervisory Appraiser/Trainee Appraiser Course which is effective as of January 1, 2015. - - - see copy attached.**

**X PENDING APPLICATIONS**

**XI PUBLIC COMMENT**

**XII ADJOURNMENT**